



STAFF REPORT

CAROLINE COUNTY PLANNING COMMISSION

JANUARY 7, 2021 REGULAR MEETING

CASE NAME/NUMBER: TXT-24-2020 ARTICLE XV, SECTION 8, DEVELOPMENT STANDARDS FOR AN INDOOR COMMERCIAL KENNEL

REQUEST:

STAFF IS BRINGING FORWARD FOR PUBLIC HEARING A TEXT AMENDMENT TO ESTABLISH DEVELOPMENT STANDARDS FOR AN INDOOR COMMERCIAL DOG KENNEL.

DISCUSSION

AT THE SEPTEMBER 24TH PLANNING COMMISSION MEETING, THE COMMISSION APPROVED SEVERAL TEXT AMENDMENTS THAT ESTABLISHED A DEFINITION AND USE FOR INDOOR AND OUTDOOR COMMERCIAL DOG KENNELS IN THE B-1 AND M-1 ZONING DISTRICTS.

THE PROPOSED AMENDMENTS WERE FORWARDED TO THE BOARD OF SUPERVISORS FOR FIRST READING AT THE NOVEMBER 12TH MEETING. THE BOARD DIRECTED STAFF TO CRAFT DEVELOPMENTS STANDARDS FOR THE INDOOR KENNEL TO TAKE BACK TO THE PLANNING COMMISSION FOR CONSIDERATION & PUBLIC HEARING.

THE PROPOSED AMENDMENT TO ARTICLE XV, SECTION 8 IS ATTACHED.

REVISED FOR JANUARY 7, 2021 PLANNING COMMISSION MEETING

TXT-24-2020: An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article XV, Section 8 by adding paragraph W. as follows

W. Standards for By-Right Commercial Kennel (Indoor)

1. Indoor kennel shall mean any place that is within a completely enclosed commercial facility with no outdoor pens/runs in which dogs, cats or other household pets are confined or penned in close proximity to each other, where for a fee, the primary purpose is the boarding or training, dogs, cats, or other household pets.
2. Indoor Kennels shall not be housed in a structure with any opening to the outside except required ingress/egress and ventilation equipment, except that an outdoor exercise/recreation area may be provided.
3. The following accessory uses are permitted provided that the sum of all accessory uses shall not exceed 30% of the total gross floor area: up to 10% of gross floor area for retail sales, up to 10% of gross floor area for veterinary service, up to 10% of gross floor area for animal hospital, and up to 10% of gross floor area for grooming;. The gross floor area calculations shall not include any outdoor recreation areas.
4. Exterior lighting shall be source shielded and directed downward to minimize glare to abutting properties. The maximum height of any light pole shall not exceed the height of the principal structure or twenty (20) feet, whichever is less.
5. The building and any outdoor recreation areas shall be designed and constructed to minimize any sound emanating from the building/recreation area. The maximum allowable dB(A) level of impulsive sound emitted from the use, as measured at the property line, shall not exceed 55 dB(A)
6. The minimum lot area shall be 1 acre.
7. The maximum number of animals shall be twenty (20).
8. Animals shall not be dropped off prior to 5 AM.
9. Animals shall be picked up prior to 9 PM, unless such animals are to be boarded overnight.
10. Outdoor pens/runs prohibited and no animal shall be penned outside at any time.
11. Outdoor exercise/recreation areas shall meet the following additional standards:

- a. Animals shall be permitted outside for not more than two (2) hours a day.
 - b. Animals shall not be permitted in the outside recreation area between the hours of 10:00 PM and 6:00 AM.
 - c. The exercise/recreation area shall be sized based upon the number of pens/runs, and which shall be located in the rear of the building.
 - d. Outdoor exercise/recreation areas shall have 6 foot tall screening fence surrounding the area.
 - e. A minimum of a five (5) foot wide landscaped area shall be provided along the exterior boundary of the recreation area. The required landscape area shall have be planted with two (2) small trees and five (5) screening plants per each fifty (50) linear feet.
 - f. Outdoor exercise/recreation areas shall be located at least 100 feet from any property line, 150 feet from any adjacent occupied residential dwelling, or such greater setback as required by other applicable district regulations.
12. Such facilities shall comply with all applicable federal and state requirements applicable to the facility.
13. A sewage disposal system and sanitary control methods as approved by the Virginia Department of Health shall be required. This provisions shall include but not be limited to the sanitary removal and disposal of solid waste, carcasses or any other items deemed necessary for removal or disposal due to unsafe or unsanitary conditions by the Health Department.